

TITLE 8 DEVELOPMENT CODE
DIVISION 6: PLANNING AREAS AND SPECIFIC PLANS
CHAPTER 1: GENERAL PROVISIONS.

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86.0101 Intent.

(a) This chapter provides land use regulations as part of the Official Land Use Plan of the County of San Bernardino for the unincorporated areas of said County.

(b) Planning areas are established to recognize, regulate and delineate regional, subregional and/or community concerns regarding land use. Planning area provisions establish additional regulations which either augment, modify or supercede the general countywide provisions established by the other Divisions of this Title.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

86.0105 Designations.

(a) Regional, subregional or planning areas are established in conjunction with a land use district, and shall be designated on the appropriate land use district map.

(b) The following symbols appear on the official land use or overlay maps to identify the various planning area districts:

<u>Planning Area</u>	<u>Symbol</u>
(1) WEST VALLEY SUB-REGION (RSA28)	WV
Chino sphere	CC
Fontana sphere	FT
Montclair sphere	MC
Ontario sphere	OT
Rancho Cucamonga sphere	RC
Upland sphere	UP
West Valley Foothills	WF
(2) EAST VALLEY SUB-REGION (RSA29)	EV
Bloomington	BL
Colton sphere	CL
East Redlands	ER
East Loma Linda	EL
East Valley Corridor	EC
Grand Terrace sphere	GT
Highland sphere	HD
Loma Linda sphere	LL
Oak Glen	OG
Redlands sphere	RD
Rialto sphere	RT
San Bernardino sphere	SB
Yucaipa	YU
(3) MOUNTAIN SUB-REGION (RSA30)	MT
Big Bear Lake (City) sphere	BB
Bear Valley	BV
Crest Forest	CF
Hilltop	HT
Lake Arrowhead	LA

	Lytle Creek	LC
	<u>Planning Area</u>	<u>Symbol</u>
(4)	BAKER SUB-REGION (RSA31) Harvard/Newberry Springs	BK HN
(5)	BARSTOW SUB-REGION (RSA32A) Barstow sphere	BT BW
(6)	VICTOR VALLEY SUB-REGION (RSA32B) Adelanto sphere Apple Valley sphere I-15/I-395 Hesperia sphere Phelan Summit Valley Victorville sphere	VV AD AV II HP PH SV VT
(7)	MORONGO BASIN (RSA33) Joshua Tree Morongo Valley Twentynine Palms sphere Twentynine Palms Plan Yucca Valley	MB JT MV TN TP YV
(8)	LOWER COLORADO RIVER SUB-REGION (RSA34) Needles sphere	CR ND

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3721 (1998); Amended Ordinance 3834 (2001)

86.0110 Planning Area Applications.

The regulations and development standards established by planning areas shall augment or modify those standards established by the underlying land use district or other overlay districts. Planning Areas shall overlay land use districts on all parcels or portions thereof which are encompassed or circumscribed by the planning area boundaries. Planning areas shall be added as a prefix to the primary land use district (e.g. YV/CC), when designated on a land use district map and shall be a part of the full land use designation of a parcel. However, each planning area is an independent individual land use designation, which is applied, adopted or amended independent of the underlying land use district.

(a) The boundaries of established planning areas are shown and delineated on the land use district maps entitled "Official Land Use Plan," as amended and as certified by the Clerk of the Board and on file with the Department of Land Management, which are hereby adopted as part of the Official Land Use Plan of San Bernardino County.

(b) Changes, additions, and amendments to the Official Land Use Plan shall be determined and defined from time to time by ordinance adopting sectional land use district maps covering portions of San Bernardino County, each of which shall become, upon final adoption by the Board of Supervisors and certification by the Clerk of the Board, a part of the Official Land Use Plan for the County.

(c) Unless otherwise noted on the maps, planning area boundaries shall extend to street right-of-way centerlines.

(d) The development standards established by a land use district and any applicable overlay district shall apply except where the planning area provisions provide that a different standard shall apply.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3384 (1990)

86.0115 Implementation Review.

The following shall apply to all land use applications and development permits which are submitted for property within a planning area:

The accepting authority shall require a Land Use Compliance Review, where the review process for a land use application or development permit does not provide an adequate review or implementation mechanism to properly address the protection or preservation measures and standards specified by a planning area.

Readopted Ordinance 3341 (1989)

86.0120 Uses Permitted.

The uses permitted on a parcel which is located within a planning area shall be those uses allowed by the primary land use district subject to the provisions or modifications of the planning area as well as those of this Title.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

86.0125 Establishment and Change of Planning Area.

Each planning area is an individual land use designation that is a separate and independent designation from the primary land use district and remains with the property irrespective of the underlying land use district unless specifically changed. A change in the primary underlying land use district does not change a planning area designation.

Readopted Ordinance 3341 (1989)

86.0130 Planning Area Amendments.

The Board of Supervisors may act upon changes in classification of property regarding one or more adopted districts and upon amendments to the text of the planning area at any time pursuant to the provisions of Division 3, Chapter 2 of this Title.

Readopted Ordinance 3341 (1989)

86.0135 Planning Area Boundary Uncertainties.

Where uncertainty exists as to the boundaries of any planning area shown on the Official Land Use District Maps, the following rules shall apply:

(a) Where such boundaries are indicated as approximately following street right-of-way centerlines, alley or lot lines, such lines shall be construed to be such boundaries.

(b) In unsubdivided property and where a district boundary divides a lot, the locations of such boundaries, unless indicated by dimensions, shall be determined by use of the scale appearing on the map.

(c) Where any uncertainty exists, the Planning Commission shall determine the location of boundaries.

(d) Where a public street or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverts shall apply to such vacated or abandoned street or alley.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

86.0140 Official Land Use Plan Relationship To Code.

The planning areas as part of the Official Land Use Plan, classifications and boundaries of planning areas and all notations, references and other information shown thereon, after final adoption in the manner required by law, shall thereafter be as much a part of the Development Code as if all the matters and information set forth by said maps were fully described herein.

Readopted Ordinance 3341 (1989)